NOTES:

1. ASSESSOR'S INFORMATION:
   TOWN OF SOUTH BERWICK ASSESSOR'S MAP 7 LOT 14–2

2. RECORD OWNER:
   COLE LANE, LLC
   27 PEPPERRELL WAY
   YORK, MAINE 03909

3. SEE REFERENCE PLAN #1 FOR BOUNDARY, BEARINGS, DISTANCES ON INDIVIDUAL LOTS AND CONDITIONS OF APPROVAL.

4. ZONING INFORMATION:
   CLUSTER DIMENSIONAL REQUIREMENTS

LOT SIZE:	15,000 SQ.FT.
MINIMUM FRONTAGE:	125'
SETBACKS:	
FRONT YARD:	25'
SIDE YARD:	20'
REAR YARD:	20'
MAXIMUM BUILDING HEIGHT:	35'
MAXIMUM LOT COVERAGE:	20%

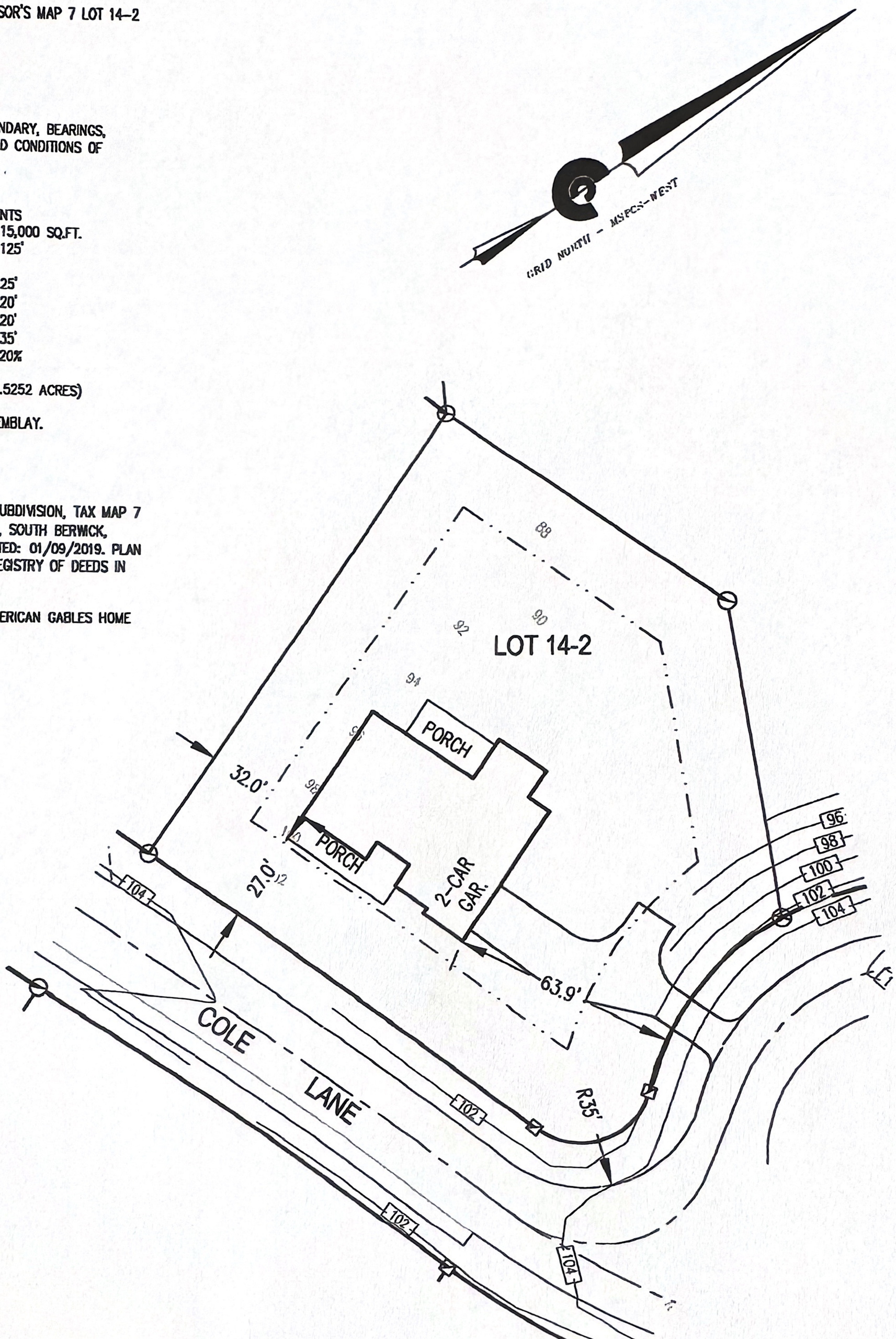
5. LOT 14–5 CONTAINS 22,877 S.F. (0.5252 ACRES)

6. HOUSE PLAN PROVIDED BY TOM TREMBLAY.

REFERENCE PLANS:

1. "SUBDIVISION PLAN – KAST FARM SUBDIVISION, TAX MAP 7 LOT 14, DOW HIGHWAY (ROUTE 236), SOUTH BERWICK, MAINE", BY CIVIL CONSULTANTS, DATED: 01/09/2019. PLAN RECORDED AT THE YORK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 399 PAGE 45.

2. A PLAN SET TITLED "AMBER" BY AMERICAN GABLES HOME DESIGN, INC, DATED 04/13/20



CIVIL CONSULTANTS Engineers Planners Surveyors P.O. Box 100 South Berwick Maine 03908 207-384-2550 www.civcon.com	KAST FARM PLOT PLAN - LOT 14-2 COLE LANE SOUTH BERWICK, MAINE PREPARED FOR: TOM TREMBLAY CLIENT ADDRESS: 5 ROSS ROAD TOPSFIELD, MA 01983	1"=50' 0' 50' DATE: 10/26/2020 DRAWN BY: JAA CHECKED BY: APPROVED BY:	PROJECT NO: 15–141.04 1 SHEET: 1 OF 1

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